127.0	0005	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,900 / 860,900
					USE VALUE:	860,900 / 860,900
					ASSESSED:	860,900 / 860,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58	-60	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POCKROSE ANDREW M/BLOCK E.
Owner 2:	TRS/POCKROSE-BLOCK TRUST
Owner 3:	
Street 1:	22 PLYMOUTH STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POCKROSE ANDREW M -
Owner 2:	BLOCK ELIZABETH E -
Street 1:	22 PLYMOUTH STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,410 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4410.000	469,600	4,700	386,600	860,900
Total Card	0.101	469,600	4,700	386,600	860,900
Total Parcel	0.101	469,600	4,700	386,600	860,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.19 | /Parcel: 394.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	469,800	4700	4,410.	386,600	861,100	861,100	Year End Roll	12/18/2019
2019	104	FV	362,400	4700	4,410.	386,600	753,700	753,700	Year End Roll	1/3/2019
2018	104	FV	362,400	4700	4,410.	342,400	709,500	709,500	Year End Roll	12/20/2017
2017	104	FV	340,700	4700	4,410.	287,200	632,600	632,600	Year End Roll	1/3/2017
2016	104	FV	340,700	4700	4,410.	287,200	632,600	632,600	Year End	1/4/2016
2015	104	FV	304,900	4700	4,410.	248,500	558,100	558,100	Year End Roll	12/11/2014
2014	104	FV	304,900	4700	4,410.	240,300	549,900	549,900	Year End Roll	12/16/2013
2013	104	FV	316,800	4700	4,410.	228,700	550,200	550,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POCKROSE ANDREW	1271-181		7/29/2003	Family	1	No	No		
POCKROSE ANDREW	1271-180		7/29/2003	Family	1	No	No		
POCKROSE ANDREW	1186-81		4/23/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2010	221	Re-Roof	7,000					
8/12/1993	385	Manual	3,500					STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Measured	372	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	264	PATRIOT
9/15/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4410		Sq. Ft.	Site		0	70.	1.25	8									386,610						386,600	

Total AC/HA: 0.10124 | Total SF/SM: 4410 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 386,610 | Spl Credit | Total: 386,600

User Acct

82305

GIS Ref

GIS Ref

Insp Date

04/05/18

!9885!

PRINT

Date	Time
12/11/20	00:16:53

LAST REV

Date	Time
04/10/18	09:14:13

ekelly

9885

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	82305
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13076925
Const Adj.:	0.98000199
Adj $ / SQ:	188.387
Other Features:	132500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638095
Depreciation:	168457
Depreciated Total:	469638

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

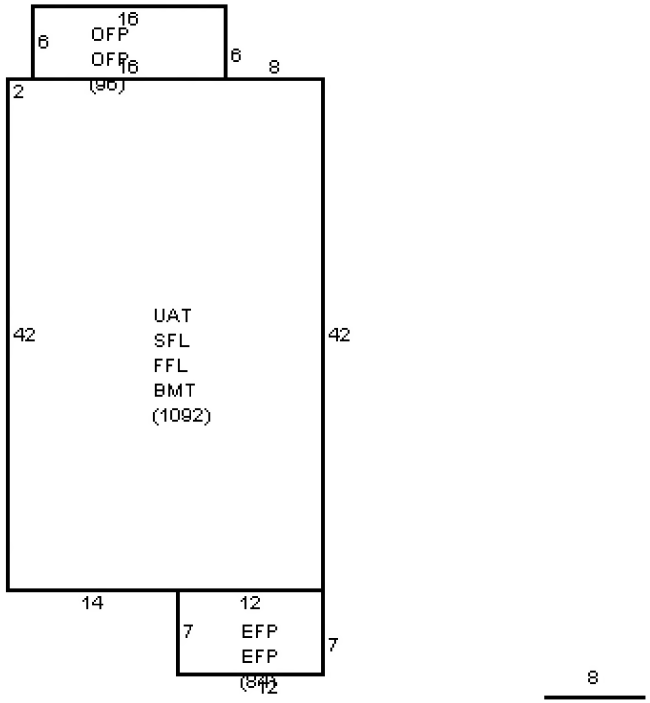
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	188.39
Special Features:	0	Val/Su Net:	120.13
Final Total:	469600	Val/Su SzAd	215.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	56.520	61,715
FFL	First Floor	1,092	188.390	205,718
SFL	Second Floor	1,092	188.390	205,718
UAT	Upper Attic	273	75.350	20,572
OFP	Open Porch	192	24.590	4,722
EFP	Enclos Porch	168	42.560	7,150

	Net Sketched Area:	3,909		Total:	505,595
Size Ad	2184	Gross Are	4728	FinArea	2184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

127.0-0005-0023.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700